

**SMITH-WOOLLEY**  
CHARTERED SURVEYORS • CHARTERED LAND AGENTS

M. S. ARGLES, F.R.I.C.S.  
C. J. K. FORDHAM, M.A., F.R.I.C.S.  
H. N. F. SANDFORD, B.A., F.R.I.C.S.  
C. R. WARDE-ALDAM, M.A., F.R.I.C.S.  
J. P. WOOLLARD, F.R.I.C.S.  
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HON. R. J. H. DARLING, F.R.I.C.S.  
P. C. R. WHITTLE, M.A., F.R.I.C.S.  
R. J. F. GILLINGTON, A.R.I.C.S.

ASSOCIATES:  
T. H. SUMMERS, N.D.A., DIP. FARM MAN. (HONS.)  
(FARMING DEPARTMENT)  
I. J. GLENNY, F.R.I.C.S.  
T. G. S. MCCAIG, A.R.I.C.S.  
C. B. V. LADBROOK, F.C.A.  
CONSULTANT:  
W. PACKE, F.R.I.C.S.  
BUILDING SURVEYOR  
D. J. SCOTT, A.R.I.C.S.

8, OXFORD STREET,  
WOODSTOCK,  
OXFORD,  
OX7 1TP.

TELEPHONE: WOODSTOCK (0993) 811624

AND AT:  
COLLINGHAM, NOTTS.  
ASHWELL, HERTS.  
INTWOOD, NORWICH.

Our Ref: ALP/JCB/4/151/1A

11th May, 1979

Mrs. E.F. Lanyman,  
Ebenezer Cottage,  
Commonside,  
Downley,  
High Wycombe,  
Bucks.

Dear Madam,

West Wycombe Estate - Downley Common

Thank you for your letter of 9th May 1979. Mr. Pym of this office has recently attended a Parish Council Meeting at which this matter was raised. It is, you will appreciate, a difficult problem to cure but it has been agreed that the Preservation Society will erect signs marking the new bridleways which we hope will be confirmed by the Minister in the near future.

Mr. Pym also suggested at the Meeting that the Parish Council write to all the known local Riding Schools requesting them to behave sensibly on the Common and stick to the bridle paths.

The other points which you raise in your letter were also raised at the Parish Council meeting and we are aware of the local feeling.

Yours faithfully,

*Smith Woolley & Co*

EBENEZER COTTAGE,

DOWNLEY,

Nr. High Wycombe.

7th May, 1979

To: Messrs. Smith-Woolley & Co.,  
Land Agents.

Dear Sirs,

Re: Downley Common - Horse Riding

I am writing to request most earnestly that you as Agents for the Lord of the Manor take all such measures as are necessary or possible to ensure that the quiet enjoyment of Downley Common by all is not ruined by one section of users.

I am referring to the rapidly increasing and constant use of all parts of the Common by horse riders, in particular for galloping and practising jumping (even to the extent of erecting unsightly jumps on the Common); also by Riding Schools, this presumably being a "business" use.

Several Downley residents have been badly frightened by galloping horses. While I have no wish to spoil the legitimate enjoyment of the Common by any section of the community, I consider that any use which spoils the enjoyment of others should be governed by such strict rules as it is possible to enforce.

I would suggest for your consideration:-

- (1) That notices should be erected making it clear that horse riders must restrict their use of the common to defined bridleways.
- (2) That any horse grazing on the Common should be securely tethered, the tether to be restricted to a reasonable length.
- (3) That horse owners using the Common for grazing should be asked to produce evidence of their grazing rights.
- (4) That where the Common has been badly rutted, for instance by its use for practising jumping, the horse owners should be called upon properly to reinstate the turf.

In view of the rapidly increasing use of the Common by horse riders, I feel that urgent steps are necessary; otherwise Downley Common is going to become a recognised area for horse riders (resident in Downley and elsewhere).

This beautiful Common for generations past has been revered by Downley residents, and the peace of the Common has been enjoyed by residents and others. Please do everything possible to preserve the continuance of this amenity for the enjoyment of all.

Yours faithfully,

COMMONS, OPEN SPACES AND FOOTPATHS PRESERVATION SOCIETY

Chairman:  
CAROL JOHNSON, Esq.  
C.B.E.

Founded 1865

Secretary:  
IAN CAMPBELL, LL.B.

Hon. Treasurer:  
THE RT. HON. LORD MOLSON  
P.C.

President:  
THE RT. HON. LORD CHORLEY, Q.C.

Asst. Secretary:  
MARY McAREVEY

Hon. Consultant:  
W. H. WILLIAMS, Esq.  
O.B.E., M.A., LL.B.

166, Shaftesbury Avenue,  
London, WC2H 8JH  
Tel: 01-836 7220

Your ref:

Our ref: 1129/MM/DL

5 March 1975

N. F. Collier, Esq.,  
Clerk of the West Wycombe Rural  
Parish Council,  
44 Gibson Road,  
Booker,  
High Wycombe,  
Bucks. HP12 4QW.

Dear Sir,

Horseriding on Commons

There is no actual right to ride a horse on a common except on a bridlepath. At the same time it is not a criminal offence and the only illegality is vis-a-vis the Lord of the Manor or owner of the soil i.e. it is a trespass.

Where a common is subject to a right of public access e.g. owned by the National Trust, access granted by Deed or Scheme, byelaws can be made making various restrictions on access. In such a case it would probably be necessary to set aside some area for riding.

Where a common is managed under a Scheme under the Commons Act 1899 byelaws can be made.

Yours faithfully,

*M. McArey*  
(Mrs.) M. McArey  
Assistant Secretary

SMITH-WOOLLEY & CO.  
CHARTERED SURVEYORS  
CHARTERED LAND AGENTS

8, OXFORD STREET,  
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G. E. P. THORNHILL, M.A., F.R.I.C.S.  
Hon. R. J. H. DARLING, F.R.I.C.S.

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ASHWELL, HERTS.

CONSULTANTS:  
C. M. FORDHAM, M.A., F.R.I.C.S.  
W. PACKE, F.R.I.C.S.

Our ref: 4/102. TM/AMM.

N.F. Collier Esq.,  
Clerk of the West Wycombe Rural Parish Council,  
44, Gibson Road,  
Booker,  
High Wycombe,  
Bucks.

25th February, 1975

Dear Sir,

WEST WYCOMBE ESTATE.  
Horse Riding.

Thank you for your letter dated 15th February, 1975 informing us of a Meeting on March 11th to discuss horse riding. We regret that we will be unable to attend on that date, but write to say that Sir Francis is very much in favour of horse riding by the Public being restricted to bridle paths only. The problem seems to be very much that of policing such an arrangement and we should be glad to hear of any ideas that you might have.

I enclose a copy of a letter we have received from the Downley Community Association who are also worried about horses being exercised on the Common. We are, however, very concerned that the trees recently provided by Sir Francis and planted by yourselves on Downley have been vandalised, possibly by a "Commons Preservation Group". We should be glad to have your views on this incident and to know what action you are taking to repair the damage.

Yours faithfully,

Smith-Woolley & Co

Enc.

*Pass Doc  
copy*

*...*

**DOWNLEY  
COMMUNITY  
ASSOCIATION**

Please reply to:- 152 Eithercroft Road,  
Downley,  
High Wycombe,  
Bucks. HP13 5RH.

Estate Office Manager,  
Estate Office,  
(Sir Francis Dashwood),  
West Wycombe,  
Bucks.

19th February 1975.

Dear Sir,

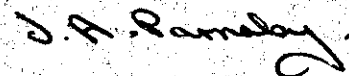
We have received complaints from our members that trees, which have recently been put up by the Village Hall, High Street, Downley, have been vandalised, the damage being extensive.

The complaints relate that horses grazing on the Common are prey for dogs being taken to the Common for exercise. These horses are also exercised on the Common and they have left a mess which is a nuisance to children who come from all over Downley to play.

We will be contacting the police to render our complaints that the Downley Common is being abused.

We hope you can look into these matters.

Yours faithfully,



J.A. Parnaby (Mrs.)  
Hon. Secretary.

SMITH-WOOLLEY & CO.

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G. E. P. THORNHILL, M.A., F.R.I.C.S.  
Hon. R. J. H. DARLING, A.R.I.C.S.

CONSULTANT:

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WOODSTOCK,  
OXFORD.

TELEPHONE: WOODSTOCK 811624

AND AT:  
COLLINGHAM, NOTTS.  
ASHWELL, HERTS.

Our ref: 294.v. RHM/AMM.

N.F. Collier, Esq.,  
Clerk to the West Wycombe Parish Council,  
44. Gibson Road,  
Booker,  
High Wycombe,  
Bucks.

25th January, 1973.

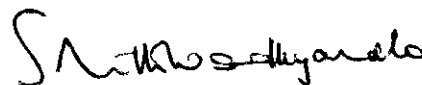
Dear Sir,

West Wycombe Estate.  
Management of Downley Common.

Further to your letter of the 5th of January, we spoke recently to the Rural District Council. We had thought that it might be necessary to enter into a formal management scheme and that this might have to be with the Rural District Council who would then delegate their powers to the Parish Council.

However, we find that this is not the case and that it will be sufficient to draw up a written Agreement between Sir Francis and the Parish Council. We will now proceed to draw up a draft of such an Agreement - however it may take a week or two to complete this. We thought that in the meantime you should know and accordingly advise the Parish Council as to where this matter stands at present.

Yours faithfully,



SMITH-WOOLLEY & CO.

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HON. R. J. H. DARLING, A.R.I.C.S.

TELEPHONE: WOODSTOCK 811624

CONSULTANT:

C. M. FORDHAM, M.A., F.R.I.C.S.

AND AT:  
COLLINGHAM, NOTTS.  
ASHWELL, HERTS.

Our Ref: 294 v.

23rd January 1973

N.F. Collier, Esq.,  
Clerk to the West Wycombe Rural Parish Council,  
44, Gibson Road,  
Booker,  
High Wycombe,  
Bucks.

Dear Mr. Collier,

West Wycombe Estate  
Management of Downley Common

Thank you very much of the 5th January. We have looked into this matter and it seems that it is possible for the Estate to enter into direct negotiation with you for a management agreement. May I get in touch with you again with a draft agreement within the next week or two. ?

Yours sincerely,

CBWA/PH.

*C. Ward-Adams*

5th January 1973.

Messrs. Smith-Woolley & Co.,  
10, Finsbury Street  
London, E.C. 2.

Dear Sirs,

Management of Downley Common.

With reference to your letter of the 20/11/72, the Council are interested in taking over the management of the Downley Common cricket and football grounds. Any agreement to be made to Downley Common, the other side of the road, will be a part of the agreement will be necessary.

Yours faithfully,

Clerk.



29th November 1972.

Mr. P. Martin,  
"Saraya,"  
Littleworth Road,  
Downley,  
High Wycombe, Bucks.

Dear Sir,

Cricket, Downley Common.

As agreed at the Parish Council meeting, I give below an extract from Smith-Jocolley's letter dated 28/11/72.

1. Sir Francis is delighted that cricket is to be resurrected on Downley Common and has undertaken me to offer to pay £400 towards the total cost of 1000 hrs bulldozing, etc., which will be necessary in order to tidy up the outfield.
2. It was raised at the meeting that Sir Francis might agree to hand over to the West Wycombe Rural Parish Council as Managers the ground on which the Cricket and football was to be played. Sir Francis confirmed that he is prepared to do this if approached by your Council.
3. Sir Francis is also pleased at the idea that football would be played on the area of the Common immediately to the North of the track going across the Common opposite Mannings.
4. Provided that the Cricket on Downley Common proved to be ~~su~~ successful Sir Francis would agree to allow a pavillion to be erected on a site just off Downley Common.

Yours faithfully,

Clerk.

SMITH-WOOLLEY & CO.

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8, OXFORD STREET,  
WOODSTOCK,  
OXFORD.

TELEPHONE: WOODSTOCK 811624

AND AT:  
COLLINGHAM, NOTTS.  
ASHWELL, HERTS.

Our Ref: 294

20th November 1972

N.F. Collier, Esq.,  
Clerk to the West Wycombe Rural Parish Council,  
45, Gibson Road,  
Booker,  
High Wycombe,  
Bucks.

Dear Mr. Collier,

West Wycombe Estate  
Cricket at Downley

---

I am just writing to confirm the points which arose at our meeting on Thursday evening and which I have since confirmed with Sir Francis Dashwood.

1. Sir Francis is delighted that Cricket is to be resurrected on Downley Common and has authorised me to offer to pay £100 towards the total cost of £200 for bulldozing etc which will be necessary in order to tidy up the outfield.
2. It was raised at the meeting that Sir Francis might agree to hand over to the West Wycombe Rural Parish Council as Managers the ground on which the Cricket and the Football was to be played. Sir Francis confirmed that he is prepared to do this if approached by your Council.
3. Sir Francis is also pleased at the idea that football would be played on the area of the Common immediately to the North of the track going across the Common opposite Mannings.
4. Provided that the Cricket on Downley Common proved to be successful Sir Francis would agree to allow a Pavillion to be erected on a site just off Downley Common.

I have got your note of the 13th November confirming  
our date to meet on Thursday the 23rd November at 7.30 p.m. at Downley  
Memorial Hall.

Yours sincerely,

CRWA/RH.

C. Wankle - ~~Edam~~

43, Hitherscroft Road  
Dawnley  
High Wycombe

16th November 1972

Dear Sirs,

Dawnley C.C.

The parishioners of Dawnley have now given their unanimous blessing for the Dawnley C.C. to proceed further with the preparation of a cricket square and outfield on the common.

We are indeed most grateful to the council for supporting the cricketers in their efforts to find a permanent home for cricket and sport in the village.

It would be further appreciated if the council would consider a monetary donation to help defray the cost of our work.

Most hopefully yours,  
for Dawnley Cricket Club.

Mr Martin  
under consideration  
Roger C. Walkley



**Department of the Environment**  
Caxton House Tothill Street London SW1 H 9LZ

Telephone 01-834 8540 ext 101

The Clerk of the  
West Wycombe  
Rural Parish Council  
44 Gibson Road  
BOOKER  
High Wycombe  
BUCKS

Your reference

Our reference  
PC2/2516/304/6

Date  
1<sup>st</sup> ~~October~~ <sup>November</sup> 1972

Dear Sir

LAW OF PROPERTY ACT 1925 - SECTION 194  
VEHICLE TURN ROUND - DOWNLEY COMMON

1. With reference to our previous correspondence, I enclose for your Council's information and comment a copy of the applicants' reply to your letter of objection.
2. I should be glad to know if, in the light of the applicants' comments, you wish to maintain or withdraw your Council's objection.

Yours faithfully

(A A DRANSFIELD)

ENC

F. Letter by West Wycombe Rural Parish Council of 21st Sept. 1972.

The term 'REPEAT' the objections ..... that the COUNCIL wish to object etc. appeared to be a contradiction of our assertions.

To avoid delay, a Trustee searched the Council's Minutes, and could not find any record of resolutions to offer opposition, either at the Planning Application stage or to your Ministry.

The following are true copies of all the minutes bearing on the subject:

11 Feb. 1971. Turn round area at Sunnybank Chapel, proposed Chair & agreed that Mr. Nobbs' views be obtained on this matter.

~~25-Feb~~  
23 March '71 Turnround near Sunnybank Chapel, proposed by Chair & agreed that Trustees of Chapel be asked for their views on the turnround made up of 11 inches of concrete/ tarmac.

29th. April '71 Sunnybank Turnround Downley Common, proposed Clr. Butler that council decide in principle whether it wants a turn round to be provided. Against a turn round, Messrs Plumridge, Butler, Free, Wolfe, Page, Langley. Abstained: Clr Hardy. ( 2 did not vote )

13th July. Turnround for vehicles Sunnybank Chapel, proposed Clr. Langley and agreed that Trustees be informed that the majority of this Council decided to do nothing at the present .( 5 for. 1 against 3 abstained)

The following relate to this application:

29th. February 1972. Letter from Moor Lane Chapel was submitted requesting the approval of the Parish Council to the provision of a turn-round for hearses & it was agreed that no objection should be made to this proposal.

(28th March) Annotation: Mrs Langley objected to the proposal.

28th. March '72. It was proposed by Mrs. Langley & agreed that the Council write to the Trustees of the Moor Lane Chapel & inform them that, if they

28th October 1972.

Sir Francis Dashwood, Bart.,  
West Wycombe Park,  
West Wycombe,  
High Wycombe,  
Bucks.

Dear Sir,

The Parish Council have received a request from Downley Cricket Club to assist them in obtaining somewhere in Downley to play their home matches. For this purpose a Parish Meeting is being called on November 16th in Downley Memorial Hall at 8.15 p.m. and I have been requested to send you an invitation to attend which I trust you will be able to accept.

Yours faithfully,

Clerk.

DHB/ms.

9th July 1972.

Messrs. Reynolds, Barry-Jones & Crawford,  
10 Easton Street,  
High Wycombe,  
Bucks.

Dear Sirs,

re: West Wycombe Parish Council  
Pond Areas, Downley.

With reference to your letter of the 8th June,  
the Council would be glad if you could hold these documents  
in safe custody for them.

Yours faithfully,

Clerk.